

County of Hanover

RTHC

A-1

(A)

2 Pts
19.41Ac

SPRING

ESTATES

C-10C-00WD

RTHC

O/SC

O/SC

PARCEL A
A-1, O/SC to R-5C
33.167 ACRES

PARCEL B
O/SC to RTHC
0.552 ACRES

A-1

4B
9.5Ac

14

15

16

17

18

R-3

B-3

A-1

See (20-A-3)

See (20-A-5)

3
2.182Ac

5
3.84Ac

See (2-A-7)

See (21-A-2)

O/SC

C-10C-00WD

2
2pts.

148,494Ac.

(See 21-A-18A)

(See 21-A-4)

4
2pts.
20.965Ac.

(A)

18A

A-1

INTERSTATE

STAPLES MILL RD.

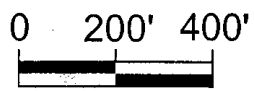
A-1

295

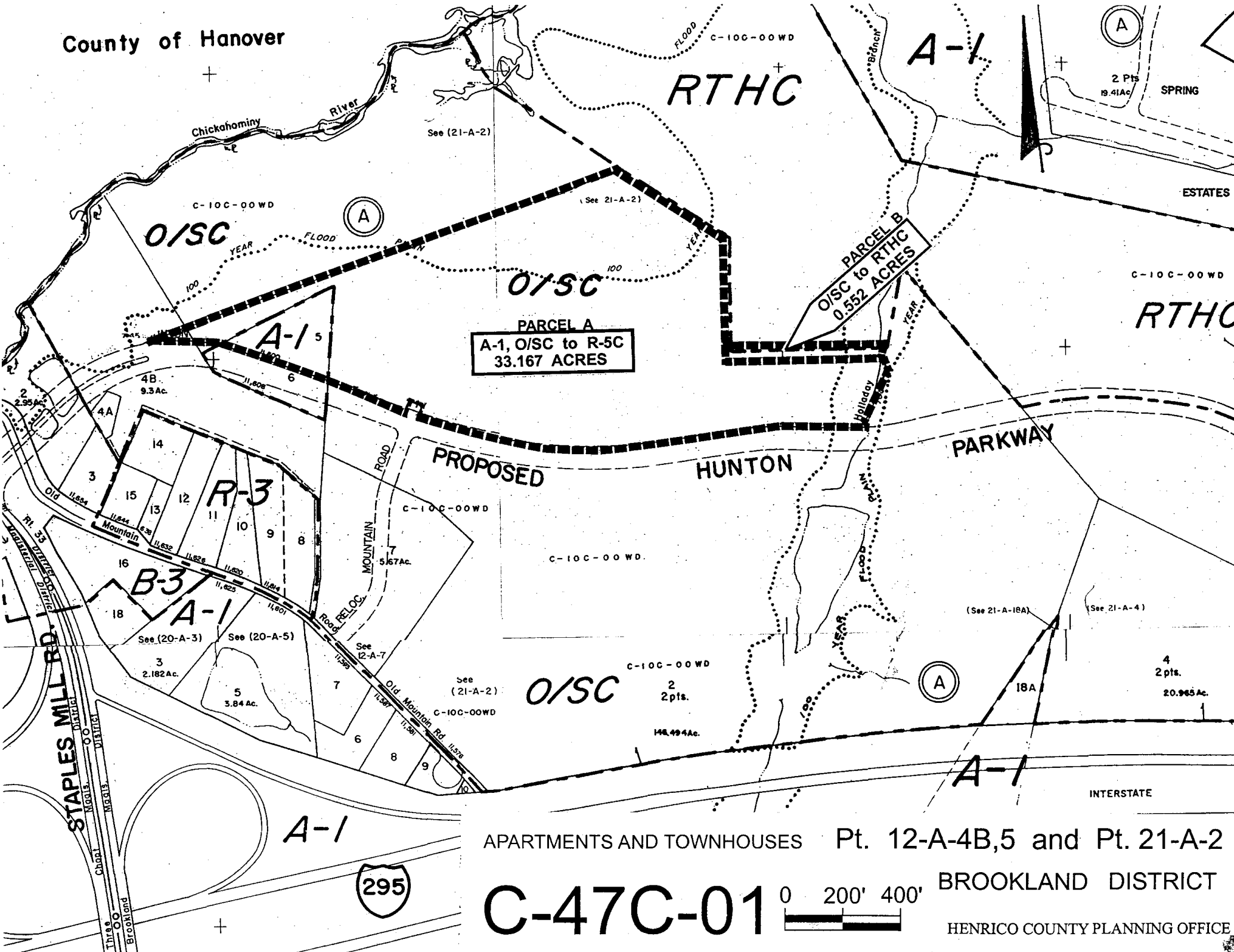
APARTMENTS AND TOWNHOUSES Pt. 12-A-4B,5 and Pt. 21-A-2

BROOKLAND DISTRICT

C-47C-01



HENRICO COUNTY PLANNING OFFICE





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 16, 2001

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-47C-01

Atack Properties
4461 Cox Road, Suite 109
Glen Allen, VA 23060

Dear Sir:

The Board of Supervisors at its meeting on October 9, 2001, granted your request to conditionally rezone property from A-1 Agricultural District and O/SC Office/Service District (Conditional) to R-5C General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional), part of Parcels 12-A-4B, Parcel 12-A-5, and part of Parcel 21-A-2 described as follows:

PARCEL A

Beginning at a point on the north line of Hunton Park Boulevard, said point being 663.92 feet from the east line of Staples Mill Road. Thence N 70° 58' 42" E for a distance of 1767.33 feet to a point; Thence South 56° 09' 47" E for a distance of 426.80 feet to a point; Thence S 00° 00' 00" W for a distance of 440.11 feet to a point; Thence S 90° 00' 00" E for a distance of 215.05 feet to a point; Thence S 00° 00' 00" W for a distance of 6.71 feet to a point; Thence S 90° 00' 00" E for a distance of 322.94 feet to a point; Thence S 28° 00' 00" E for a distance of 50.00 feet to a point; Thence S 16° 00' 00" W for a distance of 281.93 feet to a point on the north line of Hunton Park Boulevard; Thence along a curve to the right having a radius of 1960.00 feet and an arc length of 40.59 feet, being subtended by a chord of S 84° 11' 24" W for a distance of 40.59 feet to a point; Thence S 84° 47' 00" W for a distance of 874.73 feet to a point; Thence along a curve to the right having a radius of 960.00 feet and an arc length of 296.62 feet, being subtended by a chord of N 86° 21' 54" seconds W for a distance of 295.44 feet to a point; Thence along a curve to the right having a radius of 236.38 feet and an arc length of 62.17 feet, being subtended by a chord of N 69° 58' 42" W for a distance of 61.99 feet to a point; Thence along a curve to the left having a radius of 246.38 feet and an arc length of 38.91 feet, being subtended by a chord of N 66° 58' 03" seconds W for a distance of 38.87 feet to a point; Thence along a curve to the right having a radius of 950.00 feet and an arc length of 139.69 feet, being subtended by a chord of N 67° 16' 44" seconds W for a distance of 139.56 feet to a point; Thence N 63° 04' 00" W for a distance of 50.00 feet to a point; Thence along a curve to the right having a radius of 25.00 feet and an arc length of 39.27 feet, being subtended by a chord of N 18°

04' 00" W for a distance of 35.36 feet to a point; Thence N 63° 04' 00" W for a distance of 50.00 feet to a point; Thence S 26° 56' 00" W for a distance of 10.00 feet to a point; Thence along a curve to the right having a radius of 25.00 feet and an arc length of 39.27 feet, being subtended by a chord of S 71° 56' 00" W for a distance of 35.36 feet to a point; Thence N 63° 04' 00" W for a distance of 514.42 feet to a point; Thence along a curve to the left having a radius of 985.00 feet and an arc length of 500.00 feet, being subtended by a chord of N 77° 36' 31" W for a distance of 494.65 feet to a point and being the point of Beginning and containing 33.167 acres more or less.

PARCEL B

Commencing at a point on the north line of Hunton Park Boulevard, said point being 1,527.71 feet from the intersection of the north line of Hunton Park Blvd. with the east line of Hunton Park Lane, extended. Thence N 16° 00' 00" E for a distance of 281.93 feet to a point; Thence N 28° 00' 00" W for a distance of 50.00 feet to the point of Beginning. Thence N 90° 00' 00" W for a distance of 322.94 feet to a point; Thence N 00° 00' 00" seconds E for a distance of 6.71 feet to a point; Thence N 90° 00' 00" seconds W for a distance of 215.05 feet to a point; Thence N 00° 00' 00" E for a distance of 40.11 feet to a point; Thence N 90° 00' 00" E for a distance of 550.00 feet to a point; Thence S 14° 23' 46" W for a distance of 48.34 feet to a point and being the point of Beginning and containing 0.552 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated October 9, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

APPLICABLE TO R-5 DISTRICT

1. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
2. Trash Service. Trash pick up service shall be provided for each building and shall not commence before 6:00 a.m. or extend beyond 9:00 p.m.
3. Access. Access to the Property shall be provided from Hunton Park Boulevard, the main road serving the Hunton Park development. Emergency accesses only may be provided through adjacent properties. All emergency accesses will be constructed with pavers. Owner shall not request the connection of any road from the Property to any road in the Rock Springs Estates subdivision at any time.
4. Mechanical Equipment. Mechanical equipment shall be screened from public view at ground level at the Property lines in a manner approved at the time of Plan of Development review.

5. Use Restrictions. No rooming houses and boarding houses shall be permitted.
6. Density. No more than 300 multifamily units for rental shall be permitted on the Property.
7. Buffer. A landscaped or existing vegetation buffer area of a minimum of twenty-five (25) feet in width shall be maintained along the southern boundary of the Property adjacent to Hunton Park Boulevard. The majority of the sodded, seeded and landscaped areas shall be irrigated. Best management practice facilities shall not be permitted in these buffer areas.
8. Lighting. Parking lot lighting standards shall not exceed fifteen (15) feet in height as measured from the grade of the base of the lighting standard and directed to minimize glare on public roads and adjacent properties.
9. Multifamily Building Materials. Any building shall have exposed exterior walls (above finished grade) of brick, wood, E.I.F.S., cementitious, vinyl or composite-type siding, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review. A minimum of twenty-five percent (25%) in the aggregate, of the visible portions of the exterior building wall surfaces (chimneys, front, rear and sides) of each building, excluding windows, doors, breezeways and architectural design features, shall be of brick or stone construction.
10. Amenities. Amenities shall include, at a minimum, a 5,000 square foot community center, which includes an aerobics room, a minimum 550 square foot exercise room, and a stadium style theater with a minimum thirty (30) seat capacity; swimming pool; volley ball court; and pedestrian walkways or trails.
11. Sound Suppression. The multifamily units shall incorporate sound suppression measures between units with a minimum 55 sound coefficient rating.
12. Sign. The sign identifying the multifamily development on the Property shall be constructed with a ground mounted brick or stone base and shall not exceed ten (10) feet in height.
13. Conceptual Building Design. Multifamily buildings constructed on the Property shall be comparable in style and quality to the elevations marked Exhibits A, B, C and D unless otherwise approved by the Planning Commission at the time of Plan of Development review. Materials and color may vary from those depicted on said elevation.
14. Conservation. Notwithstanding the uses permitted and regulated by the zoning of the Property, such portions of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works may only be used for the following purposes:
 - (a) Storm water management and/or retention areas;
 - (b) Ponds, lakes and similar areas intended as aesthetic and/or

- recreational amenities and/or wildlife habitats;
- (c) Access drives, utility easements, signage, walkways and recreational facilities installed in a manner to minimize their impacts; and
- (d) Such additional uses to the uses identified in (a), (b) and (c) above as may be deemed compatible and/or of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 22 of the Henrico County Code (respectively, the "Subdivision and Zoning Ordinances"); and

the Owner shall, prior to final construction plan approval, apply to rezone such portions of the Property to a C-1 Conservation District. The location and limits of such portion(s) of said Property shall be established by Plan(s) of Development and/or subdivision plats approved pursuant to the Subdivision and/or Zoning Ordinance.

15. Minimum Size. The minimum finished floor area of the units shall be 800 square feet for a one (1) bedroom unit; 1,000 square feet for a two (2) bedroom unit and 1,300 square feet for a three (3) bedroom unit.
16. Water Features. Any BMP located within 100 feet of Hunton Park Boulevard shall be a water feature, and any water feature shall be equipped with an aeration system.
17. Entrances. The entrances to the Property shall have electronically controlled gates.
18. Fireplaces. All fireplaces, except direct vent fireplaces, shall have brick or stone chimneys.
19. Garages. There shall be a minimum of 110 garages provided, a portion of which shall be attached.
20. Unit Features. Each dwelling unit shall contain a master suite equipped with a garden tub, be equipped with a full size, side by side washer and dryer, feature 9 foot ceilings with crown moldings and provide a patio or balcony.
21. Severance. The unenforceability, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

APPLICABLE TO RTH DISTRICT

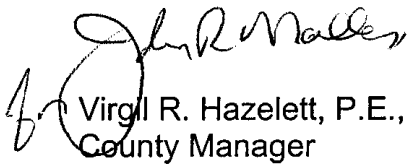
1. The Property shall be subject to proffers #17-35 of Case C-72C-90.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Atack Properties
October 16, 2001

5

Sincerely,


Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Star City Land and Development Company, L.C.
Hunton RTH Development Corp.



C-47C-01
Proffered Exhibit A

TLJ
8/8/01



C-47C-01
Proffered Exhibit B

TW
8/8/01



C-47C-01
Proffered Exhibit C

TW
8/8/01



C-47C-01
Proffered Exhibit D

TW
8/8/01